

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
ZONING TEXT AMENDMENT REPORT (#FZTA-19-03)
(December 9, 2020)

A report to the Flathead County Planning Board and Board of Commissioners regarding an amendment to the text of the Canyon Area Land Use Regulatory System (CALURS). The proposed amendment would add "Work Camp" as a Minor Land Use in Section 6.2(B), add performance standards for Work Camp in Chapter 4, and add a definition of Work Camp. Included in this request is the addition of a performance standard to the Short Term Rental Housing standards regarding fire mitigation standards.

The Flathead County Planning Board will conduct a public hearing on the proposed text amendment on December 9, 2020 at the Expo Building at the Flathead County Fairgrounds located at 265 N. Meridian Road, Kalispell, MT. A recommendation from the Planning Board will be forwarded to the County Commissioners for their consideration. In accordance with Montana law, the Commissioners will also hold a public hearing on the proposed amendment(s) at a date and time yet to be determined. Documents pertaining to the text amendment(s) are available for public inspection in the Flathead County Planning and Zoning Office, South Campus Building, 40 11th Street West Suite, in Kalispell. Prior to the Commissioner's public hearing, documents pertaining to the text amendment(s) will also be available for public inspection in the Flathead County Clerk and Records Office, 800 South Main Street, in Kalispell.

I. APPLICATION REVIEW UPDATES

A. Middle Canyon Land Use Advisory Committee

The Middle Canyon Land Use Advisory Committee will consider this text amendment at their regularly scheduled meeting on October 27, 2020. This space is reserved for a summary of the Land Use Advisory Committee's discussion and recommendation.

UPDATE: The Middle Canyon Land Use Advisory Committee (MCLUAC) began working a text amendment to enable employers in the Middle Canyon area to provide seasonal housing to summer employee since May, 2019. After several initial drafts, the committee formed a sub-committee to explore adequate options. At their October meeting, MCLUAC considered regulation language that included the work camps as they are defined in Montana Code as the most viable option. At their November meeting, the committee passed a motion to forward a positive recommendation to the Planning Board.

B. Planning Board

The Flathead County Planning Board will hold a public hearing on the proposed amendment on December 9, 2020. This space is reserved for a summary of the Planning Board's discussion and recommendation.

C. Commission

The Flathead County Commissioners will hold a public hearing on the proposed amendment on a date to be determined. This space is reserved for a summary of the Commission's discussion and decision.

II. GENERAL INFORMATION

A. Application Personnel

i. Applicant

Middle Canyon Land Use Advisory Committee and the Flathead County Planning Board

B. Proposed for Amendment

The proposed amendment to the text of CALURS is to add Work Camp to the list of uses that require Minor Land Use approval in the Middle Canyon along with adding performance standards for work camp and to add a definition of work camp.

C. Criteria Used for Evaluation of Proposed Amendment:

Amendments to the text of the Canyon Area Land Use Regulatory System (CALURS) refers all CALURS text amendments to follow Section 2.08 Flathead County Zoning Regulations. The criteria for reviewing amendments are found in Section 2.08.040 of the Flathead County Zoning Regulations and 76-2-203 M.C.A.

D. Compliance With Public Notice Requirements:

In conformance with Section 2.08 of the Flathead County Zoning Regulations regarding amendments to the text of that document, legal notice of the Planning Board public hearing on this application was published on **November XX**, 2020 edition of *The Daily Interlake*. Public notice of the Board of County Commissioners' public hearing regarding the zoning text amendment will be published in the legal section of *The Daily Interlake* once a week for two weeks prior to the public hearing and be physically posted within the County according to statutory requirements found in Section 76-2-205 M.C.A. All methods of public notice will include information on the general character of the proposed amendment to the text of the Canyon Area Land Use Regulatory System, the time and place of the public hearing and that the text of the amendment is available for public inspection at the Flathead County Planning and Zoning Office and the Commissioners' Office.

E. Agency Referrals

Referrals for comment on the proposed amendment where not sent for this request; however, Fish, Wildlife & Parks submitted a comment. Their comment centered on issues regarding bear-proof food storage, solid waste and riparian setback.

III. COMMENTS RECEIVED

A. Public Comments

The Planning and Zoning Department has received one public comment regarding this request. The comment centered on issues regarding state and local agency coordination, wildfire mitigation, access to sites proposed to house seasonal employees, and food and solid waste storage and disposal.

IV. EVALUATION OF PROPOSED AMENDMENT

A. General Character of and Reason for Amendment

The proposed amendment to CALURS is to add Work Camp as a use that requires Minor Land Use approval in the Middle Canyon. As early as the May, 2019 meeting of the Middle Canyon Land Use Advisory Committee, several West Glacier area business owners expressed concern that with the growing number of visitors to Glacier National Park, the increasing numbers of short term rentals in the West Glacier area, finding suitable housing for employees of the businesses in the area is increasingly very challenging.

B. Proposed Amendment

The proposed text amendment reads as follows:

CHAPTER 4
PERFORMANCE STANDARDS APPLICABLE TO PROPOSED USES

I. SHORT-TERM RENTAL HOUSING

13. All short-term rental housing shall meet any requirements as outlined in the Flathead County Community Wildfire Mitigation Plan. Campfires shall be prohibited when fire danger is classified as "High" or above.

J. WORK CAMP

The Middle Canyon Land Use Advisory Committee formed a working group of local business owners and residents to develop guidelines and performance standards for a CALURS text amendment. This amendment gives local business owners the flexibility to provide seasonal housing in the form of a work camp while ensuring the health and safety of their employees and the community. These performance standards balance the employer's responsibility to provide quality, lower cost employee housing that complies with Department of Environmental Quality (DEQ) approved water and sewage disposal capacity while keeping the employee housing structures in character with business sites and preserving the integrity and community character of West Glacier. The definition of Work Camp in Chapter 7 will act as a guideline to employers for what constitutes acceptable work camp developments.

Work Camp Performance Standards (See definitions):

1. Work Camp is subject to Minor Land Use Review as outlined in Section 3.3(A)(1—6) with the following addition:
 - a. Upon receipt of a complete application and filing fee as set by the Flathead County Board of Commissioners, the Zoning Administrator, or his or her designee, shall prepare a notice containing the pertinent facts to the application and shall have said notice served by first class mail upon property owners within 150 feet of the subject property. When the subject property abuts a right-of-way or river, the 150-foot measurement shall be in addition to the right-of-way or river width along the adjacent side. The notice shall provide a reasonable period of time, not less than 15 calendar day, for interested parties to submit comments on the proposed activity. Within 10 working days of the end of the comment period, a written determination shall be mailed to the applicant, approving or denying the Permit.
2. Work Camp shall meet all requirements of the Flathead City-County Environmental Health Department and Montana Department of Environmental Quality for potable water, sewage disposal, storm water drainage, and the collection of solid waste.
3. All Work Camps shall obtain a license for a Work Camp as required by the Department of Public Health and Human Services and administered by the Flathead City-County Health Department.

4. A Work Camp shall be set back twenty (20) feet from all property lines. If the parcel being proposed for a Work Camp fronts Highway 2, any structure, including tent sites, recreational vehicle sites, and any other related facilities, must be setback one hundred fifty (150) feet from the highway right-of-way when outside the designated service center and fifty (50) feet from the Flathead River. Additional setbacks may be required along the Flathead River according to Wild and Scenic Rivers Act provisions.
5. All Work Camps shall provide a visual screen between the proposed use and all property lines adjacent to roadways and from properties under private ownership. The visual screen shall be in the form of either landscaping, the retention of an undisturbed vegetative buffer, a landscaped berm, fencing not to exceed six (6) feet in height, or combination of the above. Vegetative screening is not required from property lines adjacent to publicly owner parcels. The use of native plants is recommended to provide visually screening.
6. The developer of a Work Camp shall provide one (1) off-street parking space for every employee housed.
7. All Work Camps shall meet the lighting requirements outlined in Section 5.12 of the Flathead County Zoning Regulations and meet International Dark Sky Lighting Standards.
8. All Work Camps shall observe quiet hours between 10:00 PM and 7:00 AM.
9. Work Camps shall take care to reduce all noise, dust and fumes to the greatest extent possible.
10. All solid waste generated from a Work Camp shall be kept in bear proof containers and be hauled by a licensed solid waste hauler or disposed of in an appropriate location.
11. All foodstorage shall be located in a secured building or bear proof container.
12. All Work Camps shall meet any requirements as outlined in the Flathead County Community Wildfire Mitigation Plan.
13. All Work Camps shall meet any requirements as outlined in the Flathead County Community Wildfire Mitigation Plan. Work Camps shall have an annual review by the Coram/West Glacier Fire Chief regarding safety procedures for campfire pits, barbeque areas, and storage of flammable materials. Campfires shall be prohibited when fire danger is classified as "High" or above.
14. All property proposed to develop a Work Camp must have legal and physical access to the Work Camp site. The physical access must be able to provide access for emergency vehicle such as fire trucks and ambulances.

6.2 MIDDLE CANYON REGION

B. Minor Land Uses

10. Work Camp.

DEFINITIONS

- 7.41 Work Camp: A parcel of land on which housing is provided by employer(s) doing business or having a business interest within the boundaries of the Middle Canyon Area as defined in Section 7.17(A) for two or more individuals or families living separately, for the exclusive use of the employees of the employer. Housing may include camping spaces, trailer parking spaces, mobile, modular, or other permanent structures, and includes any associated water supply and distribution system, sewage collection and disposal system, solid waste collection and disposal system.**

C. Review of Proposed Amendment (76-2-203 M.C.A. and Section 2.08.040 Flathead County Zoning Regulations)

i. Whether the proposed text amendment is made in accordance with the Growth Policy/Neighborhood Plan.

The proposed text amendment would allow Middle Canyon business owners to develop seasonal employee housing in the form of a work camp options which would require Minor Land Use approval.

The Canyon Plan was adopted on May 17, 1994 and has been incorporated into the Flathead County Growth Policy. The Canyon Area Land Use Regulatory System (CALURS) is a zoning district that was adopted on December 29, 1994 and is designed to meet the goals and policies of the Canyon Plan. And while The Canyon Plan is more specific to the Middle Canyon area, it still is required to be consistent with the overall Growth Policy.

The Flathead County Growth Policy outlines seven elements of the public's vision of the County and appears to be an acceptable starting point in evaluating proposed regulation changes. The seven elements are:

- **Protect the views**—The proposed text amendments should not interfere with the current scenic views in the Middle Canyon because the proposed performance standards for a work camp are designed with appropriate buffering to help mitigate potential adverse impacts associated with the development of seasonal employee housing. In addition, CALURS currently restricts the height of new structures.
- **Promote a Diverse Economy**—The ability of Middle Canyon business owners to provide seasonal employee housing in the form of a work camp should aid in the recruitment of sufficient numbers of seasonal employees which will increase the efficiency and boost the performance of these businesses. With sufficient numbers of seasonal employees, the visitor experience in and around Glacier National Park should improve.
- **Manage Transportation**—Transportation concerns will be analyzed as part of the Minor Land Use approval for work camp as proposed by this text amendment, ensuring that transportation issues will be addressed.
- **Maintain the Identity of Rural Communities**—In a few words, the identity of the Middle Canyon area centers almost exclusively around Glacier National Park. Middle Canyon business owners and residents alike are either preparing for tourist season, experiencing tourist season, or recovering from tourist season and preparing for next year. The performance standards proposed in the request are

designed for seasonal employee housing in the form of a work camp to blend in with the existing develop. In turn, this should maintain the identity of the Middle Canyon area.

- **Protect Access to and Interaction with Parks and Recreation**—It is not anticipated that approval of this request will have any effect on access or interaction with parks and recreation. The purpose of the proposed text amendment is to facilitate the development of seasonal employee housing in the form of work camps that will enhance visitors experiences in the Middle Canyon area.
- **Properly Manage and Protect the Natural and Human Environment**—The proposed performance standards associated with the text amendment are designed to protect both the natural and human environment.
- **Preserve the Rights of Private Property Owners**—The text amendment is proposed to facilitate a more effective and efficient way for Middle Canyon business owners to develop lower cost housing options for their seasonal employees. At the same time, the proposed performance standards are designed to mitigate any potential adverse impacts work camps may have on adjacent property owners.

The following is an evaluation of the how the proposed text amendment is consistent with the specific goals and policies Growth Policy as well as The Canyon Plan:

- ❖ **G.2 – Preserve the rights of property owners to the use, enjoyment and value of their property and protect the same rights for all property owners.**
 - *The text amendment is proposed to facilitate a more effective and efficient way for Middle Canyon business owners to develop lower cost housing options for their seasonal employees. At the same time, the proposed performance standards are designed to mitigate any potential adverse impacts work camps may have on adjacent property owners.*
- **P.2.1 – Create land use regulations that are directly linked to the vision outlined in the Growth Policy.**
 - *As stated above, it appears the proposed text amendment is consistent with the seven elements of the public's vision of Flathead County.*
- **P.2.2 – Regulatory and fiscal implementation of the Growth Policy should protect the public health, safety, morals, convenience, order, or general welfare in the process of community development.**
 - *The proposed text amendment with the additional performance standards is designed specifically to protect the health, safety and welfare of the citizens and visitors of Flathead County.*
- ❖ **G.8 – Safe, healthy residential land use densities that preserve the character of Flathead County, protect the rights of landowners to develop land, protect the health, safety, and general welfare of neighbors and efficiently provide local services.**
 - *The proposed text amendment will provide more effective and efficient options for Middle Canyon business owners to supply housing for their seasonal employees. The proposed performance standards are designed to preserve the character of the Middle Canyon and West Glacier areas.*
- **P.8.1 – Create reasonable, flexible and predictable development guidelines based on accurate, fair, and reasonable criteria.**
 - *The proposed text amendment for CALURS appears to be designed with enough flexibility so business owners will be able to provide more*

effective and efficient options to house the growing numbers of seasonal employees at the same time the performance standards, when met, will mitigate any potential adverse impacts to adjacent property owners.

- ❖ **G.11** – *Protection of scenic resources available to both residents and visitors.*
 - *The performance standards associated with this text amendment should protect the scenic resources available to both residents and visitors.*
- ❖ **G.21** – *A healthy and vibrant Flathead County economy that provides diversity and living-wage job opportunities and is comprised of sustainable economic activities and private sector investment.*
 - *The proposed text amendment should continue to encourage a certain amount of employment growth with opportunities to provide effective and efficient seasonal housing for the growing number of employees needed to continue to provide a positive visitor experience for the millions of tourist who visit the area every summer.*

▪ **The Canyon Plan**

- ❖ **Maintain the rural land use character of the Canyon**
 - *It is not anticipated that the adoption of the proposed text amendment will have an impact on the rural land use character of the Middle Canyon area. The proposed performance standards are designed so that seasonal employee housing in the form of work camps will not impact the existing character of the area.*
- ❖ **Provide opportunities for quality residential and commercial development**
 - *The proposed text amendment will provide more effective and efficient opportunities for Middle Canyon business owners to develop much needed seasonal employee housing in close proximity to the employees place of work. The performance standards are designed for the employee housing to blend in with existing development and be screened from view of major transportation corridors.*
- ❖ **Provide opportunities for appropriate tourist-dependent businesses**
 - *The need for more seasonal employee housing has been generated by the increasing popularity of Glacier National Park and the increase in tourist numbers over the last decade. The ability of Middle Canyon business owners to develop more effective and efficient housing opportunities for their seasonal employees should generate more opportunities for these businesses.*
- ❖ **Recognize a grandfathered status for existing uses**
 - *It appears that this proposed text amendment should have no effect on legal, nonconforming buildings structures, or uses.*
- ❖ **Encourage the use of performance regulations to promote effective site planning for new uses**
 - *The proposed performance standards are designed to address any potential negative impacts work camps might have on the Middle Canyon area.*
- ❖ **Regulate the location, type, and density of land uses**
 - *The text amendment proposes to regulate the type of land use—work camps. Moreover, the performance standards should provide the opportunity for this kind of development to be incorporated into the area while limiting any negative impacts.*

❖ **Utilize a combination of traditional and innovative zoning techniques to provide flexibility in the application of land use regulations**

- *The need for effective and efficient seasonal employee housing has been increasing dramatically over the last several years. It is anticipated that the proposal, including the performance standards, will give Middle Canyon business owners options on the way employee housing is developed.*

Finding #1: The proposed text amendment appears to be supported by the seven elements of the public's view of Flathead County as well as numerous goals and policies of the Flathead County Growth Policy because it preserves the rights of the property owners within CALURS while at the same time protecting the health, safety and welfare of Middle Canyon residents; encourage effective and efficient options for the development of seasonal employee housing in the form of a work camp, continued positive investment in maintaining property within the CALURS area; protect the residential and rural character of the area by requiring adherence to performance standards; and creates reasonable, flexible, and consistent development guidelines for developing employee housing.

Finding #2: The proposed text amendment appears to be consistent with The Canyon Plan because it encourages the utilization of performance standards required for all work camp developments which will protect the health, safety, and welfare of Middle Canyon residents; provides opportunities for tourist-dependent economic activity; and regulates the location of this type of land use.

ii. Whether the proposed text amendment is designed to:

1. Secure safety from fire and other dangers;

Much of the Middle Canyon area is within the boundaries of the Coram/West Glacier Fire District. In addition, all of the Middle Canyon is located within countywide priority area of the Wildland Urban Interface. The proposed performance standards do require work camps to adhere to the requirements outlined in the Flathead County Wildfire Mitigation Plan. It is anticipated that the business owners developing seasonal employee housing in the form of work camps will pay attention to fire dangers. The inherent fire danger for a work camp appears to be no different from any other kind of development within the Middle Canyon area.

Except for property adjacent to the Flathead River, there are no other mapped flood hazard areas in CALURS.

Finding #3: The proposed text amendment is designed to help secure safety from fire and other dangers because the proposed performance standards require all work camps to adhere to the requirements of the Flathead County Wildfire Mitigation Plan.

2. Promote public health, public safety, and general welfare;

Seasonal employee housing has been an issue in the Middle Canyon for quite some time. With growing numbers of tourists visiting Glacier National Park, finding an adequate amount of summer employees has been challenging to many business owners. That challenge is even greater when there is a limited amount of adequate and affordable housing for the growing number of seasonal employees. It is not unheard of that some of the area's seasonal employees rely on camping on public lands because there is no other place to live. The proposed amendment hopes to offer options for

business owners to develop more adequate housing for their employees in the form of a work camp. The Minor Land Use Permit and the requirement to meet the performance standards should do a much better job at protecting public health, safety, and general welfare. If approved, the process will require adequate sanitation, buffering between residential uses, and adequate access and parking.

Finding #4: The proposed text amendment appears to promote public health, safety and general welfare because the Minor Land Use process will require approved sanitation for work camps; the performance standards, including setbacks from roads and property lines, adequate access and parking, quiet hours, and dark sky lighting standards will protect public health, safety, and welfare.

3. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Every application for a work camp will require adequate water supply and sewage disposal for the amount of employees utilizing the housing. New septic permits issued for work camps will limit the occupancy to the size and design of the sewage disposal system. In addition, access and parking will be reviewed as well. It is anticipated that the proposed text amendment to add work camps will have minimal effect on transportation. Indeed, the intent of the proposal is to allow business owners in the Middle Canyon area to develop seasonal employee housing in close proximity to where the employees work which would decrease traffic congestion in the area slightly. The proposal should not have any effect on schools, parks, or other public requirements. It should be noted that the performance standards require all solid waste to be kept in bear proof containers and hauled by a licensed solid waste hauler.

Finding #5: The proposed text amendment appears to facilitate the adequate provision of transportation, water, and sewerage because the request requires density limits to ensure the continued safe operation of the septic system, requires a minimum of one off-street parking space per employee, solid waste be handled to reduce the attraction of wildlife. The proposal should not have an effect on schools or other public requirements.

iii. In evaluating the proposed text amendment(s), consideration shall be given to:

1. The reasonable provision of adequate light and air;

The reasonable provision of adequate light and air typically is achieved through bulk and dimensional. The proposed performance standards require work camps to be setback from roads and adjacent, privately owned property lines. In addition, the proposed housing will also require other buffering from adjacent property by vegetation, fencing or other built feature.

Finding #6: The proposed text amendment will reasonably provide for adequate light and air because all work camps will be required to meet the setback requirements and buffering requirements outlined in the proposed performance standards.

2. The effect on motorized and non-motorized transportation systems;

It is anticipated that the proposed text amendment will have a minimal impact on both motorized and non-motorized traffic. One of the intents of the proposal is to provide employee housing in close proximity to the places of employment. This should reduce,

albeit slightly, the amount of traffic in the area. It is not anticipated that the proposal will have a negative effect on non-motorized transportation facilities.

Finding #7: The proposed text amendment will result in a minimal effect on motorized and non-motorized transportation systems because the intent of the proposed text amendment is to provide seasonal employee housing in the form of work camps in close proximity to the places of employment, reducing, slightly, the amount of commuter traffic in the area.

3. Compatible urban growth in the vicinity of cities and towns (that at a minimum must include the areas around municipalities);

The Middle Canyon area is not close to any cities and towns in Flathead County with the exception of West Glacier. The proposal has the potential to encourage limited growth in the Middle Canyon; however, the proposed performance standards require the work camps be for seasonal employee use only and cannot be rented to the general public.

Finding #8: The proposed text amendment appears to be compatible with urban growth in the vicinity of cities and towns because the limited amount of potential growth associated with this proposal will be conditioned such that the housing is for seasonal employees only and cannot be offered to the general public.

4. The character of the district(s) and its peculiar suitability for particular uses;

The character of the Middle Canyon area could certainly be described as a tourist destination. As such, the businesses in the area are geared toward offering visitors to the area a positive experience. The shortage of employee housing has been a concern for local business owners for quite some time. The proposed text amendment does allow business owners the flexibility in ways to provide adequate seasonal housing to employees. Those options appear to be well suited for the outdoor nature of the area. In addition, the proposed performance standards should ensure the character of the West Glacier area in particular and the entire Middle Canyon area in general will be maintained.

Finding #9: The proposed text amendment, including the performance standards should have minimal impact on the character and the use of the Middle Canyon because the request is designed to meet the growing need of supplying seasonal employee housing in the Middle Canyon area. The performance standards should ensure that all work camps will not adversely affect the character of the area.

5. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

The purpose of the text amendment is to address the ever growing need to provide adequate seasonal employee housing in the area. The ability for business owners to have options to develop effective and efficient employee housing should only help to improve the services these business owners offer the visitors to the area. Moreover, the requirements of obtaining Minor Land Use approval and meeting performance standards in order to develop a work camp should offer greater protections to adjacent and nearby property owners, thus conserving the value of their investment.

Finding #10: It is anticipated that the proposed text amendment will conserve the value of buildings and encourage a most appropriate use of land because the Middle

Canyon area is a popular destination location for vacationers and the local business owners need to be able to offer effective and efficient seasonal housing to their employees.

iv. Whether the proposed text amendment will make the zoning regulations, as nearly as possible, compatible with the zoning ordinances of nearby municipalities.

The nearest municipality, Columbia Falls, is located approximately 12 miles to the west of the Middle Canyon area. The proposed text amendment with the associated performance standards should have no effect on the land use regulations of Columbia Falls.

Finding #11: The proposed amendment appears to be compatible with the zoning ordinance of nearby Columbia Falls because the city is approximately 12 miles west of the Middle Canyon and the request should have no effect on their land use regulations.

V. SUMMARY OF FINDINGS

Finding #1: The proposed text amendment appears to be supported by the seven elements of the public's view of Flathead County as well as numerous goals and policies of the Flathead County Growth Policy because it preserves the rights of the property owners within CALURS while at the same time protecting the health, safety and welfare of Middle Canyon residents; encourage effective and efficient options for the development of seasonal employee housing in the form of a work camp, continued positive investment in maintaining property within the CALURS area; protect the residential and rural character of the area by requiring adherence to performance standards; and creates reasonable, flexible, and consistent development guidelines for developing employee housing.

Finding #2: The proposed text amendment appears to be consistent with The Canyon Plan because it encourages the utilization of performance standards required for all work camp developments which will protect the health, safety, and welfare of Middle Canyon residents; provides opportunities for tourist-dependent economic activity; and regulates the location of this type of land use.

Finding #3: The proposed text amendment is designed to help secure safety from fire and other dangers because the proposed performance standards require all work camps to adhere to the requirements outlined in the Flathead County Wildfire Mitigation Plan.

Finding #4: The proposed text amendment appears to promote public health, safety and general welfare because the Minor Land Use process will require approved sanitation for the work camps; the performance standards, including setbacks from roads and property lines, adequate access and parking, quiet hours, and dark sky lighting standards will protect public health, safety, and welfare.

Finding #5: The proposed text amendment appears to facilitate the adequate provision of transportation, water, and sewerage because the request requires density limits to ensure the continued safe operation of the septic system, requires a minimum of one off-street parking space per employee, solid waste be handled to reduce the attraction of wildlife. The proposal should not have an effect on schools or other public requirements.

Finding #6: The proposed text amendment will reasonably provide for adequate light and air because all work camps will be required to meet the setback requirements and buffering requirements outlined in the proposed performance standards.

Finding #7: The proposed text amendment will result in a minimal effect on motorized and non-motorized transportation systems because the intent of the proposed text amendment is to provide seasonal employee housing in close proximity to the places of employment, reducing, slightly, the amount of commuter traffic in the area.

Finding #8: The proposed text amendment appears to be compatible with urban growth in the vicinity of cities and towns because the limited amount of potential growth associated with this proposal will be conditioned such that the housing is for seasonal employees only and cannot be offered to the general public.

Finding #9: The proposed text amendment, including the performance standards should have minimal impact on the character and the use of the Middle Canyon because the request is designed to meet the growing need of supplying seasonal employee housing in the Middle Canyon area. The performance standards should ensure that all work camp developments will not adversely affect the character of the area.

Finding #10: It is anticipated that the proposed text amendment will conserve the value of buildings and encourage a most appropriate use of land because the Middle Canyon area is a popular destination location for vacationers and the local business owners need to be able to offer effective and efficient seasonal housing to their employees.

Finding #11: The proposed amendment appears to be compatible with the zoning ordinance of nearby Columbia Falls because the city is approximately 12 miles west of the Middle Canyon and the request should have no effect on their land use regulations.

VI. RECOMMENDATION

Per Section 2.08.020(4) of the Flathead County Zoning Regulations, a review and evaluation by the staff of the Planning Board, comparing the proposed zoning text amendment to the criteria for evaluation of amendment requests found in Section 2.08.040, has found the proposal to generally comply with the review criteria based upon the draft Findings of Fact presented above. Section 2.08.040 does not require compliance with all criteria for evaluation, only that the Planning Board and County Commissioners should be guided by the criteria.

MM